

Notice of Complete Application And Optional SEPA Notice

The responsible official has a reasonable basis for expecting to issue a SEPA Determination of Non-Significance (DNS) or Mitigated Determination of Non-Significance (MDNS) on this project. As such, the optional DNS/MDNS notice process is being used pursuant to 14.02.135 BMC. **This may be the only opportunity to comment on the environmental impacts of the proposal.**

Issue date: January 3, 2019

End of comment period 5pm on January 24, 2019

Applicant: Arcadia Homes, LLC
Tim Kaintz, kaintztk@msn.com
10515 20th Street SE, Suite 202
Lake Stevens, WA 98258

Agent: LandPro Group, Inc
Ryan Larsen, rlarsen@landprogrp.com
10515 20th St SE STE 202
Lake Stevens WA 98258

Hearing information, if applicable: Not Applicable

Project case number: SUB2018-13585, SEP2018-13587, CAP2018-21354, VAR2018-13588

Project name: Riverside Road Preliminary Short Plat

Project description: The applicant is proposing to subdivide approximately 2.12 acres into 4 single family residential lots. The site is zoned R9, 600 (Residential, 9,600 square foot minimum lot size) per BMC 12.04.020. Two critical areas have been identified on the site. One in the northern portion of the site and the second in the central portion of the site. Access to the site is proposed in the northeast corner of the lot via East Riverside Drive.

Project location: SE Corner of E. Riverside Road and 108th Ave NE (*King County parcel 0961100129*)

Other permit applications pending with this application: None.

Other permits approved or required, but not included with this application: To be determined.

Special studies requested of the applicant at this time (RCW 36.70B.070): To be determined.

Existing documents that evaluate the impacts of the proposed project: Environmental Checklist, Critical Areas Study, Tree Inventory Report, Storm Drainage Analysis, Geotechnical Report, Traffic Study, and Preliminary Short Plat Plan Set.

Application received: December 12, 2018

Date of notice of complete application: December 20, 2018

The project review process will incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the specific proposal stating the time period for filing an appeal may be obtained upon request.

A copy of the subsequent threshold determination for the specific proposal stating the time period for filing an appeal **may be obtained upon request** (in addition, the city may maintain a general mailing list for threshold determination distribution)

A preliminary determination of overall project consistency has not been made at the time of this notice. The following applicable development regulations will be used for project mitigation and consistency: Bothell Municipal Code Titles: 11-Administration, 12-Zoning, 14-Environment, City of Bothell Design and Construction Standards and Specifications, Imagine Bothell...Comprehensive Plan.

Every person has the right to comment on this project by submitting those comments in writing to Amanda Davis, Senior Planner, amanda.davis@bothellwa.gov at the Department of Community Development within the comment period identified above. This comment period deadline is the date before which the city will not make additional or further decisions regarding this application. The City is not required to make any decision immediately following this date, but could if all necessary information is properly represented in the case file. You are welcome to submit comment after this date. In this case, the next subsequent decision or recommendation is the Administrative Decision.

Those who may wish to receive notice of and participate in any hearings, and/or request a copy of the decision once made and any appeal rights may also submit such requests to the Department of Community Development.

Project files, plans and documents are available for viewing and/or copying (at the requestor's cost). To view records or request copies of documents please submit Public Records request via City [website](#). Arrangements to view the documents will be made once the request is completed and are located at the Department of Community Development, Bothell City Hall, 18415 101st Ave NE, Bothell, WA 98011.



Legend

Address

- Active Address
- Assigned Address
- Utility Address

Parcel

- Bothell
- Outside Bothell

Buildings

Bothell City Limits

County Line

2018-Mar Ortho (Bothell)



Notes

SUB2018-13585, SEP2018-13587,
CAP2018-21354, VAR2018-13588



1:2,314



The City of Bothell delivers this data (map) in an AS-IS condition. GIS data (maps) are produced by the City of Bothell for internal purposes. No representation or guarantee is made concerning the accuracy, currency, or completeness of the information provided.



City of Bothell

DEVELOPMENT SERVICES

BUILDING • COMMUNITY RISK REDUCTION • ENGINEERING • PLANNING • PERMIT SERVICES • TRANSPORTATION

Submit this completed form at City Hall, or use www.MyBuildingPermit.com to submit your application online.

SEPA

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This intake checklist identifies minimum application elements necessary for Community Development and Public Works to accept the application for further processing. Should any of the following minimum items not be provided, the application will not be accepted at the counter. Acceptance of an application DOES NOT guarantee completeness. The City will take up to 28 days to make a completeness determination.

Applicant: Check off each box under the Applicant heading to confirm the item is included in your submittal. The Permit Technician will check off each box under Staff when the item is confirmed to be included in the submittal package. *If you think an item is not applicable to your project, you must contact the appropriate department prior to your intake appointment to have the items initialed as not required. Submit seven (7) copies of the SEPA checklist, seven (7) copies of the Pre-application Conference Notes and five (5) copies of any special studies or reports required for SEPA review.* To determine the total number of copies required for multiple permit/review process submittals, submit the highest number of sets requested on the checklist(s) that are applicable to your submittal.

You will need an appointment for your submittal. This appointment may be scheduled by contacting Permit Services at (425) 806-6400.

All items noted with an "L" next to the Applicant box must be labeled by the applicant, for file identification.

Applicant

Staff

- | | | |
|---------------------------------------|---|-------------------------------------|
| <input checked="" type="checkbox"/> | Notes and determinations from the pre-application conference | <input checked="" type="checkbox"/> |
| L <input checked="" type="checkbox"/> | Completed SEPA checklist (one signed original + six additional copies) | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Development Review Billing Form D | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Application fee due at submittal: \$1,004.85, (includes 5% technology fee)..... | <input checked="" type="checkbox"/> |

Special Studies and reports (if applicable or as determined at the pre-application conference):

Special studies delineating the critical area(s) boundary and describing the critical area(s) characteristics, at a minimum. Type of special study submitted will depend upon the type of critical area on the site and whether or not such special studies have already been submitted as part of an associated land use permit application. Such special studies may include, but are not limited to, the following: (See BMC 14.04.060)

- | | | | |
|-----|-------------------------------------|--|-------------------------------------|
| L | <input checked="" type="checkbox"/> | Wetlands delineation and functional analysis report (if wetlands present on or adjacent to the subject property) BMC 14.04.200 | <input checked="" type="checkbox"/> |
| N/A | L | <input type="checkbox"/> Stream Delineation and Assessment Study (if streams on or adjacent to subject property) BMC 14.04.260 | <input checked="" type="checkbox"/> |
| N/A | L | <input type="checkbox"/> Geological Hazards Report—Soils Report (if steep slopes are present on subject property) BMC 14.04.210 | <input checked="" type="checkbox"/> |
| N/A | L | <input type="checkbox"/> Aquifer recharge special report prepared by a Geologist (if aquifer recharge occurs on or adjacent to the subject property) BMC 14.04.250 | <input checked="" type="checkbox"/> |
| N/A | L | <input type="checkbox"/> Special flood report (if site is within a frequently flooded area) prepared by a licensed engineer BMC 14.04.240 | <input checked="" type="checkbox"/> |
| N/A | L | <input type="checkbox"/> Frequently flooded areas study BMC 14.04.240 | <input checked="" type="checkbox"/> |
| N/A | L | <input type="checkbox"/> Wildlife Inventory/Study (if site contains endangered, threatened, or sensitive species) BMC 14.04.260 | <input checked="" type="checkbox"/> |

A. BACKGROUND

1. Name of proposed project, if applicable: **Riverside Road**

2. Name of applicant: **Arcadia Homes, LLC, Tim Kaintz Member**

3. Address and phone number of applicant and contact person:

Applicant:	Arcadia Homes, LLC	Contact:	Ryan C. Larsen
	10515 20th St SE, #100		10515 20th St SE #202
	Lake Stevens, WA 98258		Lake Stevens, WA 98258
	425-359-4487		360-631-1820

4. Date checklist prepared: **December 6, 2018**

5. Agency requesting checklist: **City of Bothell**

6. Proposed timing or schedule (including phasing, if applicable):

Development Application: December 2018 and Winter 2019

Clearing and Grading Permit: Spring 2019

Construction: Spring/Summer2019

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Drainage Report by JLS Engineering PLLC.

Critical Area Determination prepared by Wetland Resources.

Traffic Impact Analysis prepared by Gibson Traffic Consultants.

GeoTechnical Report by Terra Associates.

Tree Survey prepared by S.A. Newman.

DOE Stormwater Permit and SWPPP Prepared by JLS Engineering PLLC

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None at time of submittal.

10. List any government approvals or permits that will be needed for your proposal, if known.

- Preliminary Short Plat approval
- Variance approval for an EDDS deviation
- SEPA threshold determination
- Preliminary Civil engineering plan approval for all site improvements
- City of Bothell Water and Sewer plan approval
- PSE Electric Plan approval
- National Pollutant Discharge Elimination System General Permit
- Storm Water Pollution Prevention Plan
- Grading permit
- Building permits
- Electric permit
- Right-of-Way Use permit
- Lane closure permit, if needed
- Road closure permit, if needed
- Haul route permit
- Traffic control plan
- Rockery permits

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

2.12 +/- acre lot. Parcel is zoned R9,600 consisting of the following: four lot short, with private road and detention facility. Each lot will be constructed with a single-family residential structure. The applicant is also requesting a variance from EDDS to eliminate the need for frontage improvements along 108th Ave NE and 112th Pl NE.

The project also contains a critical area permit app.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Location: The subject project is located approximately at the southeast of the intersection of Riverside Road and 108th Ave NE, within the City Limits of the City of Bothell, King County, Washington State.

Address: XXXXX E. Riverside Dr., Bothell, WA 98011

STR: SE Sec 8 Twp 26N Rng 05E WM

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other:

Sight slopes downward from south to north

- b. What is the steepest slope on the site (approximate percent slope)?

15% +/-

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Transitional Beds (Qtz) –

The site soils generally consist of approximately 12 to 18 inches of organic topsoil overlying interbedded layers of medium dense to dense silty sand, silty sand with gravel, silty gravel with sand, and sandy silt to the termination of the test pits. We observed minor groundwater seepage in Test Pits TP-1, TP-3, and TP-4 at depths of approximately 5, 11, and 6 feet below current site grades, respectively.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The site will be cleared of stumps and brush in accordance with the approved grading plan. Approximately 1,500 cubic yards of cut and 750 cubic yards of fill of material will be graded to create the building pads, utility installation, and rights of way. Select import fill material will be imported if needed.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Yes. During rain events, erosion of disturbed area could occur. On-site construction will utilize City of Bothell Best Management Practices (BMP). Following construction, erosion potential would decrease when drainage is controlled and cleared as areas are revegetated.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Slightly less than 30%

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

On-site construction will utilize City of Bothells Best Management Practices (BMP). Following construction, erosion potential would decrease when drainage is

controlled and cleared as areas are revegetated. Hydroseeding, Gravel Construction Entrance, Covering Stock Piles, Straw Mulch, Silt Fencing.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

During construction activities there may be increased exhaust and dust particle emissions to the ambient air. Following completion of the project construction ongoing landscape maintenance may generate some air particulates from lawn mowing and trimming.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Watering the site with a water truck if dry conditions exist, maybe utilized to reduce dust in dry conditions.

3. Water

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Yes, there are two Category IV wetlands.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes, construction will occur within 200 feet of the wetlands and adjacent to the edge of buffers. There will not be any construction activity within the wetland areas. Buffer Reduction is Requested.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No surface water withdrawal or diversion is anticipated with this project.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No Flood zones are present.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

The proposal does not anticipate discharge of waste materials to surface waters.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No – Groundwater will not be withdrawn from a well.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

The applicant does not propose or anticipate discharge of waste materials into the ground from septic tanks or othe sources. City sewer will be provided to the site.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Through the construction of site improvements and new single family homes, the existing runoff pattern would be locally modified. The Stormwater runoff will be collected and conveyed to the detention structures and discharged back to its original drainage path.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

The applicant does not propose or anticipate waste materials discharging to either ground or surface waters as all infrastructure, including sanitary sewer and storm water systems, will be designed and constructed to City of Bothell development and public works standards.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

The Stormwater runoff will be collected and conveyed to the detention vaults and discharged back to its original drainage path.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Surface water runoff from improved site areas will be collected and conveyed to onsite detention and/or water quality treatment facilities prior to discharge to downstream systems. Typical construction BMP measures including silt fence, sediment traps, and interceptor ditches will be implemented across the site and in conjunction with the installation of all onsite and offsite improvements. The onsite wetland buffers will be enhanced with additional or replacement plantings that will provide improved protection of their associated resources, including filtration and attenuation of surface water runoff, shade, and other habitat features.

4. Plants

- a. Check the types of vegetation found on the site:

☒ X deciduous tree: alder, maple, aspen, other

☒ X evergreen tree: fir, cedar, pine, other

☒ X shrubs

☒ X grass

☐ pasture

☐ crop or grain

☐ Orchards, vineyards or other permanent crops.

☒ X wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

☐ water plants: water lily, eelgrass, milfoil, other

☐ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

The site will be removed of existing vegetation within the developable portion of the site, which consist of trees, blackberries, and other shrubs. The applicant is proposing to enhance 6,482 square feet of the buffer on Wetland A and 2,781 square feet of buffer on Wetland B, resulting in a total of 9,263 square feet of buffer enhancement. Buffer enhancement will include removing invasive species (i.e. Himalayan blackberry), removing debris/litter, and installing a variety of dense vegetation such as rose and hawthorn.

- c. List threatened and endangered species known to be on or near the site.

None known.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Street and shade trees will be planted as well as other required landscaping areas throughout the site. The applicant is proposing to enhance 6,482 square feet of the buffer on Wetland A and 2,781 square feet of buffer on Wetland B, resulting in a total of 9,263 square feet of buffer enhancement. Buffer enhancement will include removing invasive species (i.e. Himalayan blackberry), removing debris/litter, and installing a variety of dense vegetation such as rose and hawthorn.

- e. List all noxious weeds and invasive species known to be on or near the site.

None Known.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

birds: hawk, heron, eagle, songbirds, other: **songbirds**

mammals: deer, bear, elk, beaver, other: **other small mammals**

fish: bass, salmon, trout, herring, shellfish, other:

- b. List any threatened and endangered species known to be on or near the site.

Washington State Department of Fish and Wildlife does not identify any threatened or endangered species associated with this site. Bald eagles are known to use the areas around Bothell, but no roosting or breeding sites are mapped within close proximity to the subject property.

- c. Is the site part of a migration route? If so, explain.

Western Washington is in the migration path of a wide variety of non-tropical songbirds, waterfowl, including many species of geese. The site is not known to be part of any specific migration route, but is located within the Pacific Flyway.

- d. Proposed measures to preserve or enhance wildlife, if any:

Native vegetation will be preserved in the existing two Category IV Wetlands. These areas provide natural areas and corridors for wildlife habitat.

- e. List any invasive animal species known to be on or near the site.

None Known.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity and/or gas would be the primary sources of energy for the proposal and these sources are available for extension.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No, the project is not anticipated to affect the potential use of solar energy by adjacent properties.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:
The required measures of the Washington State Energy Code and the International Building Code will be incorporated in the construction of the residential units. Energy conservation fixtures and materials are encouraged in all new construction.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

None Known.

- 1) Describe any known or possible contamination at the site from present or past uses.

None Known.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

During construction, oil and fuel for construction equipment will be used on site.

- 4) Describe special emergency services that might be required.

No special emergency services will be required for the project. In the event of an explosion or spill, the Bothell Fire has emergency fire trucks and EMT's would respond to any emergency. The site is also with the jurisdiction of the Bothell Police Department.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

State regulations regarding safety and the handling of hazardous materials would be enforced during the construction process. Equipment refueling areas would be located in areas where a spill could be quickly contained and where the risk of hazardous material entering surface water is minimized. Hazardous material containment equipment will be located onsite.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

20th St SE daily traffic noise. Riverside DR and 108th ?

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Noise levels would be intermittent throughout construction. Construction would be done in accordance with the City of Bothell Ordinance, Noise Regulation Chapter 8.26.

- 3) Proposed measures to reduce or control noise impacts, if any:

Working during allowable construction hours as allowed per City code. Standard construction procedures would be used in the remediation and building construction process. Construction would be done in accordance with the City of Bothell Noise Ordinance.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Current use site: vacant Adjacent properties

West - single family residential units
North - Multi-family and single family residential units
East - single family residential units
South - Vacant land

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

- c. Describe any structures on the site.

No structures on-site.

- d. Will any structures be demolished? If so, what?

No.

e. What is the current zoning classification of the site?

R9,600.

f. What is the current comprehensive plan designation of the site?

R-9600

g. If applicable, what is the current shoreline master program designation of the site?

N/A.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Yes, per a Critical Area Study completed by Wetland Resources ,Inc. two Category IV wetlands exist on-site.

i. Approximately how many people would reside or work in the completed project?

The site would be suitable for single family residential units occupied by a family.

Assume 2.7 family members per single family residential homes and 4 sfr's
approximately 10.8 people could reside in the completed project.

j. Approximately how many people would the completed project displace?

0 people.

k. Proposed measures to avoid or reduce displacement impacts, if any:

NONE.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Project is compatible and applicable with the current zoning.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

The current design would provide 4 single family residential structures for middle to high income.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

No units being eliminated.

- c. Proposed measures to reduce or control housing impacts, if any:

None

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The tallest height of any structure would be per the City of Bothell building code.

Exterior building materials are expected to be comprised of the a combination of wood, brick and stone veneer, metal, glass and composite materials.

- b. What views in the immediate vicinity would be altered or obstructed?

None

- c. Proposed measures to reduce or control aesthetic impacts, if any:

Wetlands will be preserved as well as landscaping will be provide throughout the site.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The proposal would produce light from automobile headlights, and residential interior and exterior lighting.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

- c. What existing off-site sources of light or glare may affect your proposal?

None known.

- d. Proposed measures to reduce or control light and glare impacts, if any:

None

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

A Sammamish River Trail is just north of the site as well as Sammamish River Park.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Mitigation measures will be provided by payment of Park Impact Mitigation fees per BMC.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

None known.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None Known.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

There are no mapped sites on the Washington State Department of Archaeology and Historic Preservation (DAHP) GIS located near this site.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None proposed at this time, if any evidence of cultural and/or historic resources are found on this undeveloped land during construction then work will cease and specialists will be called in to investigate.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

This project will connect to Riverside Drive to the north. Also, 108th Ave NE lies to the west and 112th PI NE to the south.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Yes, Riverside Drive is served by King County Metro bus service (Route 238). Bus stops are west and east of the site.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

It would create 16 off-street parking spaces, two car garages and two in driveway. No parking will be removed as the result of this project.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No. Riverside Drive is currently improved with curb, gutter and sidewalk. A new private road will be built to serve the new single family residential structures. The applicant is also requesting a variance from EDDS to eliminate the need for improvements to 108th Ave NE and 112th PI NE.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Approximately 37.76 ADT's would be generated by this project with 4 PM peak-hour trips (3 inbound/1 outbound).

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

- h. Proposed measures to reduce or control transportation impacts, if any:

Traffic Impact Mitigation Fees will be paid during the building permit stage.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Yes, equivalent standard residential needs for all public services will be needed.

b. Proposed measures to reduce or control direct impacts on public services, if any.

The project will be required to pay School Impact fees in effect at time of building permit issuance.

16. Utilities


a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

City of Bothell – Water and Sewer, PSE Gas and electrical, Waste Management, Frontier, Comcast.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signee: Ryan C. Larsen

Position and Agency/Organization: VP Land Development / Land Pro Group, Inc.

Date Submitted: 12/7/2018

City of Bothell -  12/20/18